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SAFETY ELEMENT
OF THE
RICHMOND GENERAL PLAN


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City of Richmond

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LIST OF EXHIBITS*

- Exhibit A: Hillside Physical Constraint Area
- Exhibit B: Areas with Marginal Fire Fighting Water Flow
- Exhibit C: Special Flood Hazard Areas
- Exhibit D: Fire Hazard Physical Constraint Area
- Exhibit E: Man-Made Land Overlying San Francisco and
San Pablo Bay Mud
- Exhibit F: Ground Water Aquifer

* Exhibits are attached at the end of the text.

SAFETY ELEMENT OF THE RICHMOND GENERAL PLAN

12.01 Legal Requirement.

The California Government Code, Section 65302, provides that:

"...the General Plan shall include the following...A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in such areas of known geologic hazards..."

12.02 Safety Goal.

The goal of this element is to provide information and policies which will reduce the hazard to life and property from fires, floods, geologic hazards, and other major emergencies. (Newly defined Goal)*

12.03 Safety Policies.

A. Evacuation Policies.

(1) Inventory Mass Care Facilities.

- a. Complete and maintain an inventory of mass care facilities (such as High Schools, Junior High Schools and recreation centers), which will be available and equipped so that disaster assistance can be concentrated there in case of emergency. Current disaster planning techniques do not recommend large scale evacuation of the population, and therefore mitigate against the designation and marking of evacuation routes. Persons needing emergency services will be advised to make their way to mass care centers in case of emergency. (New)

* Notations in parentheses indicate source of item.

B. Fire Safety Policies.

(1) Construction in Fire Risk Areas.

a. Discourage new development in areas designated as having severe or moderate fire hazard potential as shown on Exhibit D "Fire Hazard Physical Constraint Area." (Open Space/Conservation Element)

b. Ensure that in any areas designated as having severe, moderate or mild Fire Hazard Potential (as shown on Exhibit D) have adequate fire fighting equipment, facilities, water and access for quick and efficient response to fire alarms. (Open Space/Conservation Element)

c. Require the use of appropriate landscaping, such as proper placement of plants and use of fire-resistant plants, to reduce the fire risk in these areas. (Open Space/Conservation Element)

d. Undertake a consumer education program to inform residents of methods which can be used to retard fires. (Open Space/Conservation Element)

e. Provide fuelbreaks where necessary to prevent the spread of major fires. Measures should be taken to control erosion and minimize aesthetic damage to the hillsides and ridges from the construction and maintenance of fuelbreaks. (Open Space/Conservation Element)

(2) Construction Standards.

a. Continue to enforce the 1979 Uniform Building Code, which contains among others construction standards and requirements for use of fire resistant materials for buildings. (New)

b. Reduce the perimeter potentially exposed to fire as much as possible in all structures in a Fire Hazard area. (Open Space/Conservation Element)

(3) Clearance Around Structures.

a. Pursuant to the requirements of the applicable Uniform Fire Code, remove brush, grass, flammable storage and other flammable materials within at least 30 feet of all structures, taking care to avoid causing soil erosion thereby. (Open Space/Conservation Element)

(4) Minimum Road Widths.

a. Continue to ensure that all new development will provide adequate road widths on all public and private roads and access drives, so that fire fighting equipment will have easy access to potential fire locations. (New)

b. In areas already built-up in which roads do not have adequate widths for fire equipment access, or where off-street parking spaces are available but illegal on-street parking has often reduced existing road width to such an extent that fire-fighting access is not adequate, institute an on-street parking ban and enforce the same consistently. (New)

(5) Water Supply.

a. Support the installation by the East Bay Municipal Utility District of additional water supply facilities to increase the fire flow in hydrants served by the Nicholl Knob Reservoir, so that adequate water supply will be available to fight fires in the area served by that facility. The general area affected is shown in Exhibit B "Areas with Marginal Firefighting Water Flow". (New)

b. Disallow the construction of new development unless adequate fire fighting flow of water is available. (New)

C. Flood Safety Policies.

(1) Flood Hazard Areas.

a. Ensure that occupants of Special Flood Hazard Areas (as outlined on the Federal Flood Insurance Rate Maps and generally shown in Exhibit C "Special Flood Hazard Areas") are fully informed of the Federal flood and mudslide insurance program. (Open Space/Conservation Element)

b. Discourage development of uses other than those compatible with flood plains in the Special Flood Hazard Areas shown on the Federal Flood Insurance Rate Maps. Development which is permitted shall incorporate special design features to prevent or minimize damage from flooding. (New)

c. Enforce laws prohibiting dumping of litter, fill, and waste materials into creekbeds, and educate the public about flooding and health hazards resulting from such dumping. (Open Space/Conservation Element)

(2) Flood Control Works.

a. Support the installation of flood control facilities on San Pablo and Wildcat Creeks, to be designed to maintain the natural qualities of the creeks to the greatest extent feasible. (Open Space/Conservation Element)

b. Install flood protection facilities at Brookside Hospital, to prevent flooding and erosion. (Open Space/Conservation Element)

c. Support the installation of flood protection facilities and storm drainage facilities in the North Richmond Area. (Open Space/Conservation Element)

(3) Reservoir Failure or Overflow.

a. Establish a warning system to advise residents located within the area likely to be subjected to a flash-flood by failure or overflow of the San Pablo Reservoir Dam of any impending floods. (New)

D. Geologic Hazards.

(1) Filled Areas.

a. Ensure that development on filled lands (shown on Exhibit E "Man-Made Land Overlying San Francisco and San Pablo Bay Mud"), including streets and utilities, is designed to withstand the effects of uneven ground settlement as well as the liquefaction potential discussed in the Seismic Safety Element. (Open Space/Conservation Element)

(2) Steep Slope Areas.

a. Require extreme caution in construction on land with slopes in excess of 30%, to limit ground disturbance in these areas to the greatest extent feasible.
(Open Space/Conservation Element)

b. Develop controls for areas with slopes in excess of 15%, (as shown on exhibit A "Hillside Physical Constraint Area"), to help ensure that any development on these lands will be designed to maintain and stabilize these slopes. The natural topography of these areas should be maintained to the greatest extent feasible.
(Open Space/Conservation Element)

E. Emergency Domestic Water Supply.

(1) Aquifer Depletion or Degradation.

a. Reject any development proposals which would deplete or degrade the underground water supply, which may have to be utilized

in case of the disruption of regular supplies during a major disaster. The general location of the aquifer is shown on Exhibit F. (Open Space/Conservation Element)

(2) Well Inventory.

a. Inventory existing wells and appropriate locations for future wells, to be utilized as emergency water supply in the event of a major long-term disruption of regular supplies during major disasters. (New)

SAN PABLO BAY

Pinole

SOLICIT

N. Richmond

SAN PABLO

RICHMOND

Albany

SAN FRANCISCO BAY

EXHIBIT A

Hillside Physical Constraint Area

Major Ridges

Slope Steepness of 16+%



EXHIBIT B

Areas with Marginal Fire Fighting Water Flow

Areas with Marginal Flow



EXHIBIT C
Special Flood Hazard Areas



(Note: Detailed information cannot be presented accurately on maps of this scale. A large scale

SAN PABLO BAY

Pinole

El Estero

Sobriety

N Richmond

SAN PABLO

RICHMOND

ALCANTARILLO

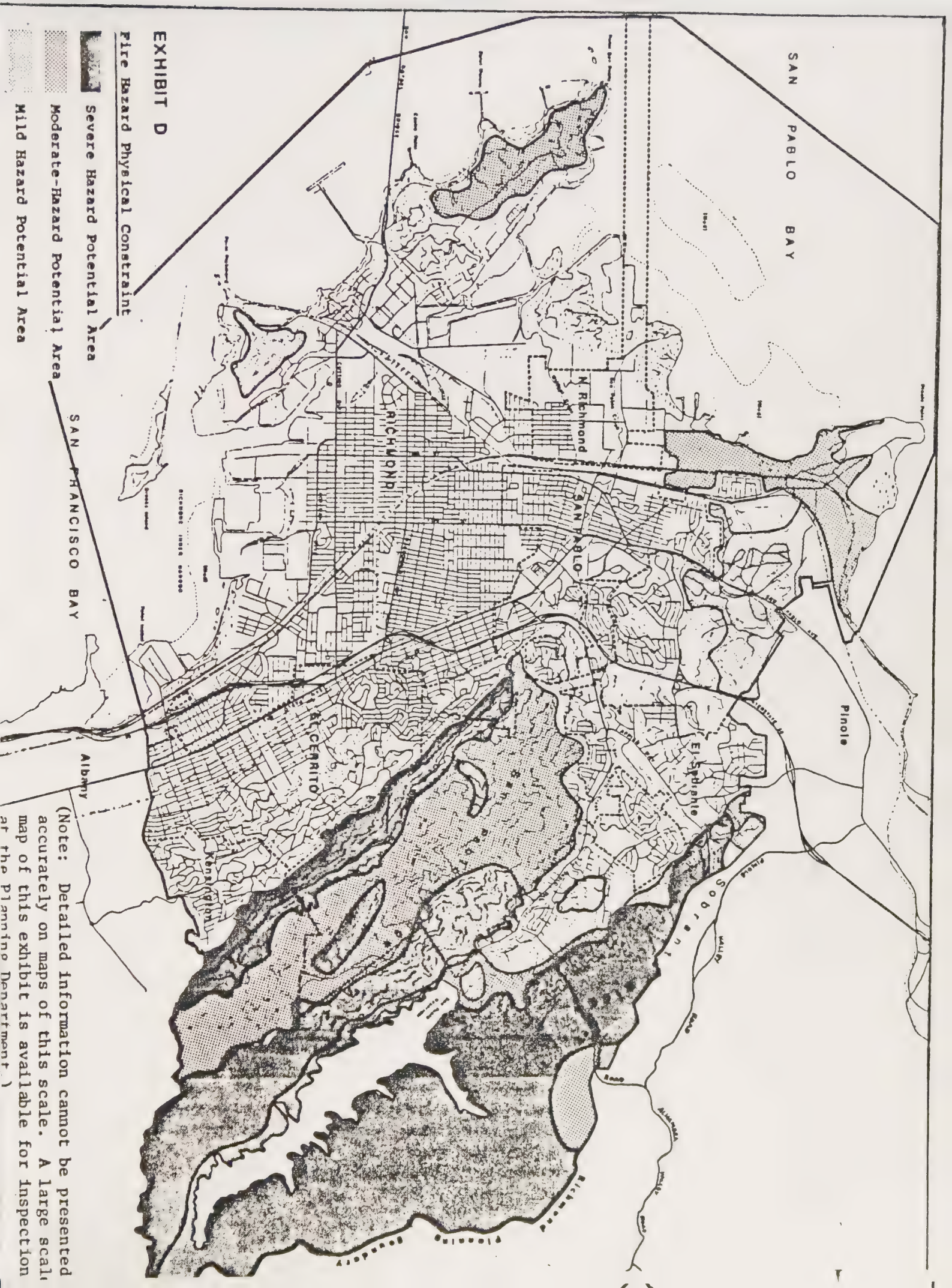
EXHIBIT D
Fire Hazard Physical Constraint

Severe Hazard Potential Area
Moderate-Hazard Potential Area
Mild Hazard Potential Area

SAN FRANCISCO BAY

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(Note: Detailed information cannot be presented accurately on maps of this scale. A large scale map of this exhibit is available for inspection at the Planning Department.)



SAN PABLO BAY

Pinole

El Solano

N. Richmond

SAN PABLO

McCARTHY

SAN FRANCISCO BAY

Albany

EXHIBIT E

Man-made Land Overlying San Francisco and San Pablo Bay Mud

Areas of Man-made Land



(Note: Detailed information cannot be presented accurately on maps of this scale. A large scale map of this exhibit is available for inspection at the District Office.)

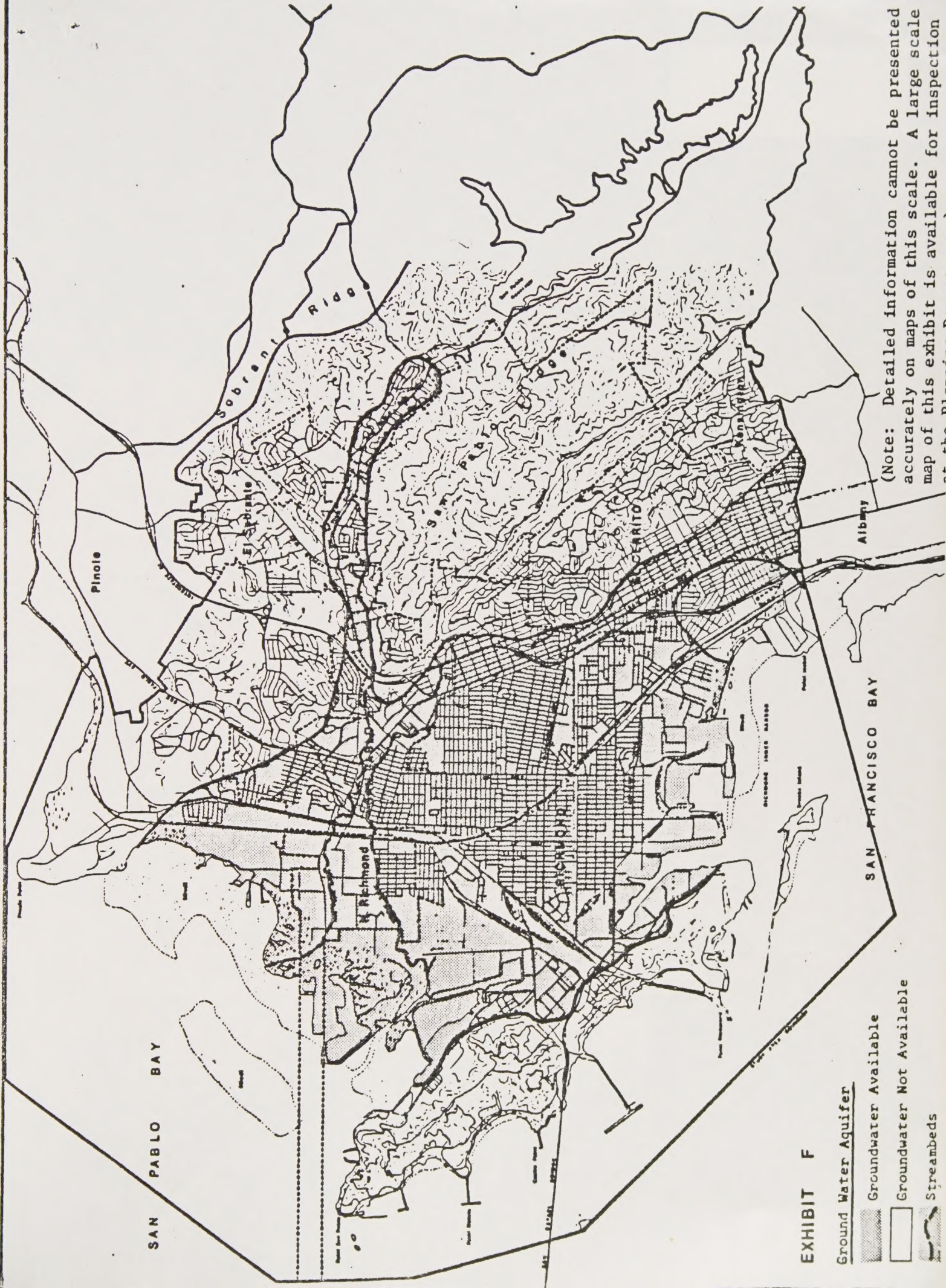


EXHIBIT F

Ground Water Aquifer

- Groundwater Available
- Groundwater Not Available
- Streambeds

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